

Planning and Zoning  
 1975 Lakeside Parkway, Suite 350  
 Tucker, GA 30084  
 Phone: 678-597-9040  
 Website: www.tuckerga.gov

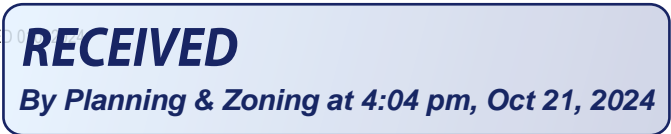
# Land Use Petition Application

Type of Application:  Rezoning     Comprehensive Plan Amendment     Special Land Use Permit  
 Concurrent Variance     Modification

APPLICANT INFORMATION			
Applicant is the: <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser			
Name:		Jon Kontopidis	
Address:		1055 Howell Mill Road, 8th Floor	
City:	Atlanta	State:	Georgia
Zip:	30318		
Contact Name:		Jon Kontopidis	
Phone:	770.633.8439	Email:	jon@apxassetmgmt.com
OWNER INFORMATION			
Name:		Kira Group LLC	
Address:		1055 Howell Mill Road, 8th Floor	
City:	Atlanta	State:	Georgia
Zip:	30318		
Contact Name:		Karen Tapelband	
Phone:	770.905.5959	Email:	ktapelband@gmail.com
PROPERTY INFORMATION			
Property Address: 5950 Hugh Howell Road			
Present Zoning District(s):		NS	Requested Zoning District(s): C-1
Present Land Use Category:		NC	Requested Land Use Category: N/A
Land District:	18	Land Lot(s):	174
Acreage:	0.9504		
Proposed Development:		N/A	
Concurrent Variance(s):			
RESIDENTIAL DEVELOPMENT			
No. of Lots/Dwelling Units:		Dwelling Unit Size (Sq. Ft.):	Density:
NON-RESIDENTIAL DEVELOPMENT			
No. of Buildings/Lots:		Total Building Sq. Ft.:	Density:

RZ-24-0005

LAND USE PETITION APPLICATION - REVISED 01/2024



**APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW STATES UNDER OATH THAT THEY ARE AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 24 MONTHS FROM THE DATE OF LAST ACTION BY THE MAYOR AND CITY COUNCIL.

*[Handwritten Signature]*

9-27-2024

Signature of Applicant

Date

Jan Kontopidis

Principal

Type or Print Name and Title

*[Handwritten Signature]*

9/27/2024

Signature of Notary Public

Date

Notary Seal



**RECEIVED**

By Planning & Zoning at 4:04 pm, Oct 21, 2024

**PROPERTY OWNER'S CERTIFICATION**

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of DeKalb County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Tucker, Georgia. As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Rezoning (RZ), Comprehensive Plan Amendment (CA), Special Land Use Permit (SLUP), Modification (M) & Concurrent Variance (CV) in request of the items indicated below.

I, Karen Tapelband, authorize, Jon Kontopidis,  
(Property Owner) (Applicant)  
on behalf of KIRA LLC.  
to file for RZ, at 5950 Hughtonwell, Tucker, Georgia  
(RZ, CA, SLUP, M, CV) (Address)  
on this date September 23, 2024  
(Month) (Day)

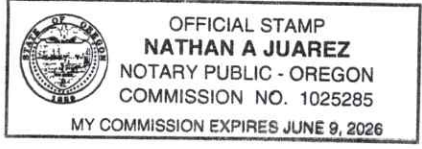
- I understand that if a rezoning is denied or assigned a zoning classification other than the classification requested in the application, then no portion of the same property may again be considered for rezoning for a period of twenty-four (24) months from the date of the mayor and city councils' final decision.
- I understand that if an application for a special land use permit affecting all or a portion of the same property for which an application for the same special land use was denied shall not be submitted before twenty-four (24) months have passed from the date of final decision by the mayor and city council on the previous special land use permit.
- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the Tucker Zoning Ordinance) will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange additional permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.

Karen Tapelband 9/23/24  
Signature of Property Owner Date

Karen Tapelband, Managing Member  
Type or Print Name and Title

Nathan Juarez 9-23-24  
Signature of Notary Public Date

Notary Seal



RZ-24-0005

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By Planning & Zoning at 4:05 pm, Oct 21, 2024

## ENVIRONMENTAL SITE ANALYSIS FORM

Analyze the impact of the proposed rezoning and provide a written point-by-point response to Points 1 through 3:

1. **CONFORMANCE WITH THE COMPREHENSIVE PLAN**. Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Include a site plan that depicts the proposed project.

Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

2. **ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT**. For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

- a. Wetlands
  - U. S. Fish and Wildlife Service, National Wetlands Inventory (<http://wetlands.fws.gov/downloads.htm>)
  - Georgia Geologic Survey (404-656-3214)
  - Field observation and subsequent wetlands delineation/survey if applicable
- b. Floodplain
  - Federal Emergency Management Agency (<http://www.fema.org>)
  - Field observation and verification
- c. Streams/stream buffers
  - Field observation and verification
- d. Slopes exceeding 25 percent over a 10-foot rise in elevation
  - United States Geologic Survey Topographic Quadrangle Map
  - Field observation and verification
- e. Vegetation
  - United States Department of Agriculture, Nature Resource Conservation Service
  - Field observation
- f. Wildlife Species (including fish)
  - United States Fish and Wildlife Service
  - Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
  - Field observation
- g. Archeological/Historical Sites
  - Historic Resources Survey
  - Georgia Department of Natural Resources, Historic Preservation Division
  - Field observation and verification

RZ-24-0005

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*By Planning & Zoning at 4:05 pm, Oct 21, 2024*

## ENVIRONMENTAL SITE ANALYSIS FORM (CONTINUED)

3. **PROJECT IMPLEMENTATION MEASURES.** Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.
- a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.
  - b. Protection of water quality
  - c. Minimization of negative impacts on existing infrastructure
  - d. Minimization on archeological/historically significant areas
  - e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries, and manufacturing facilities) uses
  - f. Creation and preservation of green space and open space
  - g. Protection of citizens from the negative impacts of noise and lighting
  - h. Protection of parks and recreational green space
  - i. Minimization of impacts to wildlife habitats

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*By Planning & Zoning at 4:05 pm, Oct 21, 2024*



**DISCLOSURE REPORT FORM**

**WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.**

**CIRCLE ONE:**            **YES** (if YES, complete points 1 through 4);

**NO** (if NO, complete only point 4)

1.        **CIRCLE ONE:**            **Party to Petition** (if party to petition, complete sections 2, 3 and 4 below)

**In Opposition to Petition** (if in opposition, proceed to sections 3 and 4 below)


2.        List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

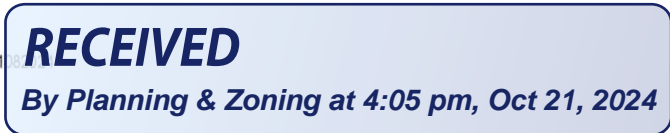
1.	5.
2.	6.
3.	7.
4.	8.

3.        **CAMPAIGN CONTRIBUTIONS:**

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4.        The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information, and belief.

Name (print) Jon Kontopidis  
Signature:  Date: 9.18.2024



## **SITE PLAN CHECKLIST**

All items must be included on the Site Plan; separate Site Plans may be necessary to address all items.

1. Key and/or legend and site location map with North arrow
2. Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning
3. Acreage of subject property
4. Location of land lot lines and identification of land lots
5. Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property
6. Proposed streets on the subject site
7. Posted speed limits on all adjoining roads
8. Current zoning of the subject site and adjoining property
9. Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property
10. Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvement or adjacent properties within 400 feet of the subject site based on the City's aerial photography or an acceptable substitute as approved by the Director
11. Location of proposed buildings (except single family residential lots) with total square footage
12. Layout and minimum lot size of proposed single family residential lots
13. Topography (surveyed or City) on subject site and adjacent property within 200 feet as required to assess runoff effects
14. Location of overhead and underground electrical and pipeline transmission/conveyance lines
15. Required and/or proposed setbacks
16. 100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps
17. Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed
18. Required and proposed parking spaces; Loading and unloading facilities
19. Lakes, streams, and waters on the state and associated buffers
20. Proposed stormwater management facilities
21. Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access
22. Availability of water system and sanitary sewer system
23. Tree lines, woodlands, and open fields on subject site
24. Entrance site distance profile assuming the driver's eye at a height of 3.5 feet
25. Wetlands shown on the County's GIS maps or survey
26. Mail kiosk location

RZ-24-0005

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*By Planning & Zoning at 4:05 pm, Oct 21, 2024*

## LAND USE PETITION CALENDAR

<b>*Application Deadline</b>	<b>Planning Commission</b>	<b>M&amp;CC 1<sup>st</sup> Read</b>	<b>M&amp;CC 2<sup>nd</sup> Read</b>
1/22/2024	3/21/2024	4/8/2024	5/13/2024
2/26/2024	4/18/2024	5/13/2024	6/10/2024
3/25/2024	5/16/2024	6/10/2024	7/8/2024
4/22/2024	6/20/2024	7/8/2024	8/12/2024
5/28/2024*	7/18/2024	8/12/2024	9/9/2024
6/24/2024	8/15/2024	9/9/2024	10/15/2024*
7/22/2024	9/19/2024	10/15/2024*	11/12/2024*
8/26/2024	10/17/2024	11/12/2024*	12/9/2024
9/23/2024	11/21/2024	12/9/2024	TBD
10/28/2024	12/18/2024	TBD	TBD
11/25/2024	TBD	TBD	TBD

\* Date shifted to accommodate holiday.

***Incomplete applications will not be accepted.***

## PUBLIC PARTICIPATION PLAN AND REPORT

See separate document.

## PUBLIC NOTICE REQUIREMENTS

Sec. 46-1526 details the public notice requirements for land use petitions, which include public notice sign(s), advertisement in The Champion newspaper, and written notice to everyone within 500 feet.

- The applicant is responsible for posting the public notice sign(s). City of Tucker Staff will order the signs(s) and provide the required timeframe for posting.
- The City of Tucker is responsible for placing the legal ad in The Champion newspaper
- The City of Tucker is responsible for mailing the written notification to surrounding property owners.

## PROPERTY COMPLIANCE

All Occupational Tax payments must be paid in-full and any and all outstanding code violations on the property must be rectified prior to the public hearing.

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*By Planning & Zoning at 4:05 pm, Oct 21, 2024*



KIRA GROUP LLC  
1055 HOWELL MILL RD., 8TH FLOOR  
ATLANTA, GA 30318

OCTOBER 6, 2024

## LETTER OF INTENT: NS TO C-1 REZONING

Dear Planning and Zoning Department,

I hope this letter finds you well. I am writing to formally express my intent to submit an application for rezoning of the property located at 5950 Hugh Howell Road. This property is currently zoned as NS, and I am seeking to have it rezoned to C-1 to better align with the future use plans I have for the site.

The purpose of this rezoning request is to accommodate a greater variety of businesses to support the community. I feel the current zoning is restrictive of several suitable business uses that would benefit the community. I believe this rezoning will positively contribute to the city's overall growth and align with the long-term vision outlined in the Tucker Tomorrow Comprehensive Plan.

I value the City of Tucker's vision for thoughtful urban planning and would welcome the opportunity to discuss this rezoning request in greater detail at your earliest convenience. Please feel free to contact me directly at 770-633-8439 or via email at [jon@apxassetmgmt.com](mailto:jon@apxassetmgmt.com).

Thank you for your time and consideration. I look forward to working with the city to move this process forward.

Sincerely,  
Jon Kontopidis

[jon@apxassetmgmt.com](mailto:jon@apxassetmgmt.com)

770.633.8439

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# KIRA GROUP LLC

RZ-24-0005

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By Planning & Zoning at 4:05 pm, Oct 21, 2024

OCTOBER 11, 2024

## ENVIRONMENTAL SITE ANALYSIS FORM

Analyze the impact of the proposed rezoning and provide a written point-by-point response to Points 1 through 3:

1. **CONFORMANCE WITH THE COMPREHENSIVE PLAN.** Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Include a site plan that depicts the proposed project. Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.
  - a. Property owner is seeking a rezoning. The proposed rezoning conforms to the Comprehensive Land Use Plan. The Comprehensive Plan Land Use Map shows this parcel is NC. Two adjacent properties are zoned C-1 and other shopping centers in the vicinity are C-1. The BP Gas Station to the south is zoned C-1. Environmental conditions are safe and stable. Property owner will not lease space to tenants whose business use would negatively impact the environment.
  
2. **ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.** For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).
  - a. Wetlands - Absent N/A
    - i. U. S. Fish and Wildlife Service, National Wetlands Inventory (<http://wetlands.fws.gov/downloads.htm>)
    - ii. Georgia Geologic Survey (404-656-3214)
    - iii. Field observation and subsequent wetlands delineation/survey if applicable
  - b. Floodplain - Absent N/A
    - i. Federal Emergency Management Agency (<http://www.fema.org>)
    - ii. Field observation and verification
  - c. Streams/stream buffers - Absent N/A
    - i. Field observation and verification
  - d. Slopes exceeding 25 percent over a 10-foot rise in elevation - Absent N/A
    - i. United States Geologic Survey Topographic Quadrangle Map
    - ii. Field observation and verification
  - e. Vegetation - Unaffected by rezoning. No vegetation will be added or removed.
    - i. United States Department of Agriculture, Nature Resource Conservation Service
    - ii. Field observation
  - f. Wildlife Species (including fish) - Unaffected by rezoning
    - i. United States Fish and Wildlife Service
    - ii. Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
    - iii. Field observation

RZ-24-0005

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By Planning & Zoning at 4:06 pm, Oct 21, 2024

- g. Archeological/Historical Sites - Absent N/A
  - i. Historic Resources Survey
  - ii. Georgia Department of Natural Resources, Historic Preservation Division
  - iii. Field observation and verificationLAND USE PETITION APPLICATION - REVISED 01082024
- 3. **PROJECT IMPLEMENTATION MEASURES.** Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.
  - a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.
    - i. Absent N/A
  - b. Protection of water quality
    - i. Unaffected by rezoning
  - c. Minimization of negative impacts on existing infrastructure
    - i. Unaffected by rezoning
  - d. Minimization on archeological/historically significant areas
    - i. Unaffected by rezoning
  - e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries, and manufacturing facilities) uses.
    - i. N/A
  - f. Creation and preservation of green space and open space
    - i. Unaffected by rezoning. No green space or open space will be added or removed.
  - g. Protection of citizens from the negative impacts of noise and lighting
    - i. Property owner will not lease space to tenants who will negatively impact noise or lighting
  - h. Protection of parks and recreational green space
    - i. Absent N/A
  - i. Minimization of impacts to wildlife habitats
    - i. Wildlife habitats are unaffected by rezoning

Sincerely,  
Jon Kontopidis

[jon@apxassetmgmt.com](mailto:jon@apxassetmgmt.com)

770.633.8439

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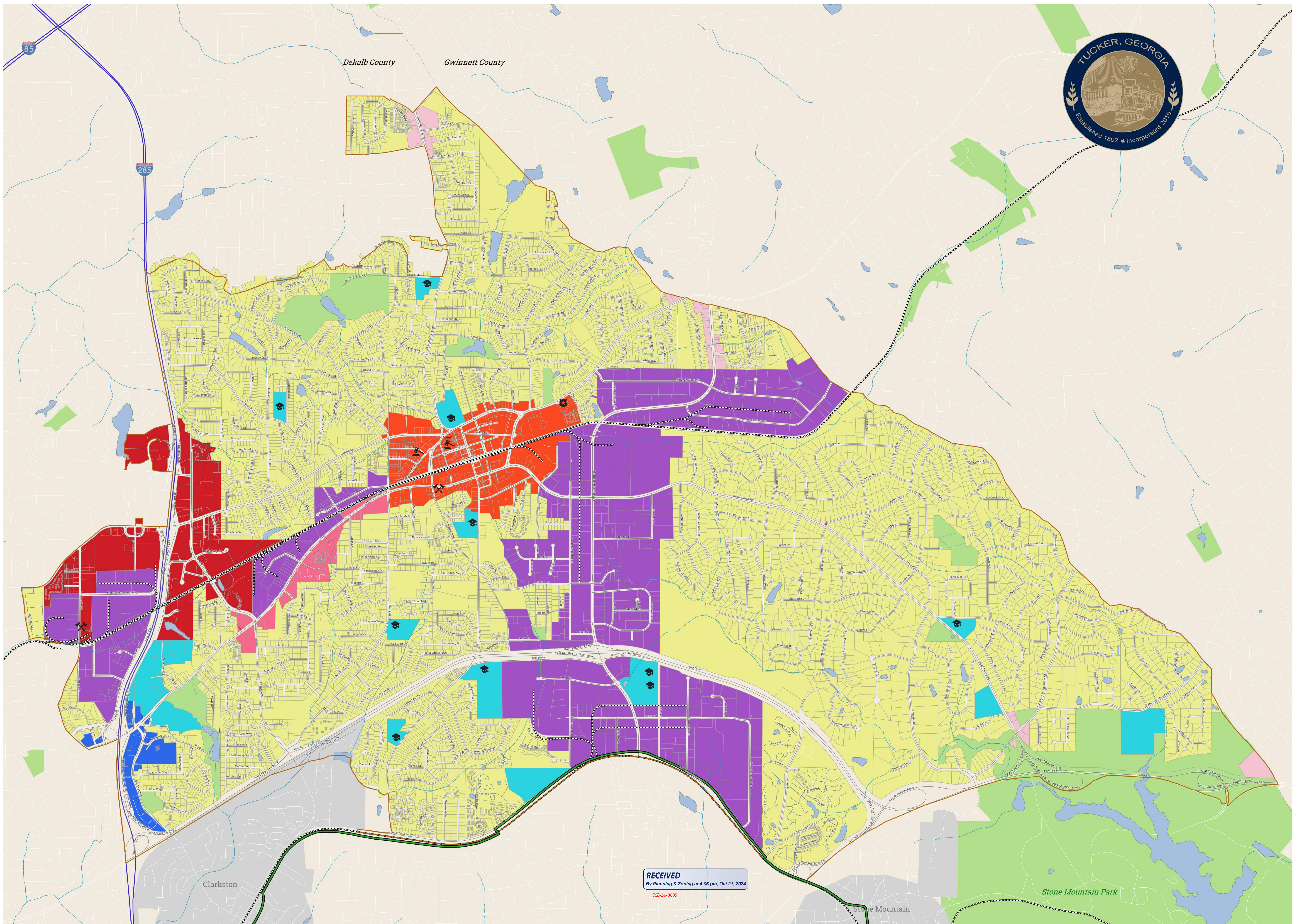
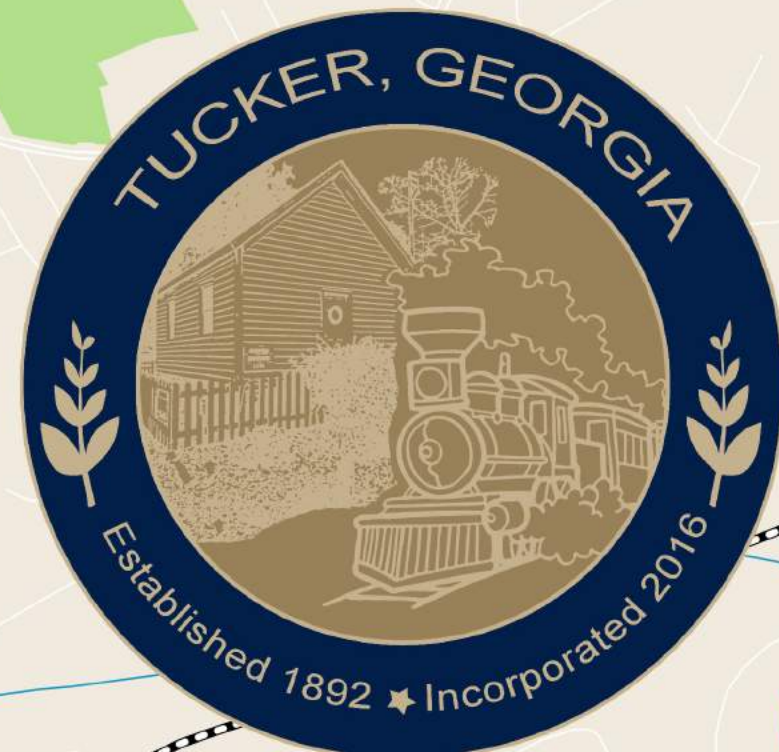
**KIRA GROUP LLC**

RZ-24-0005

**RECEIVED**

By Planning & Zoning at 4:06 pm, Oct 21, 2024





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 By Planning & Zoning at 4:06 pm, Oct 21, 2024  
 RZ-24-0005

# Proposed Future Land Use

- |                |                   |                                   |                  |
|----------------|-------------------|-----------------------------------|------------------|
| School         | City Hall         | Parcel                            | Downtown         |
| Fire Station   | Rail Road         | Cities                            | Regional Center  |
| Police Station | Stream            | Park                              | Light Industrial |
|                | Tucker City Limit | Lake                              | Institutional    |
|                |                   |                                   | Medical Center   |
|                |                   | Suburban                          |                  |
|                |                   | Conservation and Open Space       |                  |
|                |                   | Neighborhood Center               |                  |
|                |                   | Commercial Redevelopment Corridor |                  |



Data Disclaimer: The data in this map are for informational purposes only. They may contain errors. The City of Tucker and its agents, employees, and contractors are not responsible for any loss or damages that may result from the use of the data or map. Sources for data are DeKalb County, City of Tucker, US Census, National Park Service.





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**Sec. 46-1560. Standards and factors governing review of proposed amendments to the official zoning map.**

The following standards and factors are found to be relevant to the exercise of the city's zoning powers and shall govern the review of all proposed amendments to the official zoning map:

- (1) Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.
  - a. Yes, it is.
- (2) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.
  - a. There is an adjacent property that is zoned C-1 and the other shopping centers in the vicinity are C-1 as well. We have a retail shopping center which should be C-1 also.
- (3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
  - a. We feel that the current zoning prohibits many uses that should be permissible, limiting its economic use.
- (4) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.
  - a. I don't see how it could. I'm sure it will not adversely affect usability of nearby properties.
- (5) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
  - a. We feel that the existing zoning conditions are too restrictive. There are many suitable uses for the property that are not permitted under NS which we feel are grounds to approve the rezoning proposal.
- (6) Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.
  - a. I don't see how it could. I'm sure it will not adversely affect usability of nearby properties.
- (7) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
  - a. We don't believe so. We are not expanding the size of the building and we feel that C-1 uses are just as burdensome as the NS uses.
- (8) Whether the zoning proposal adversely impacts the environment or surrounding natural resources.
  - a. We're not interested in accommodating any businesses that would adversely impact the environment. We don't want any environmental issues either.

(Ord. No. 2016-06-07, att. (7.3.5), 7-11-2016)

**RZ-24-0005**

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**By Planning & Zoning at 4:06 pm, Oct 21, 2024**

Created: 2024-04-11 17:25:25 [EST]

(Supp. No. 17)



Julie Martin  
Planning Manager  
City of Tucker Department of Planning and Zoning  
1975 Lakeside Parkway  
Suite 350B  
Tucker, GA 30084

October 11, 2024

Subject: Trip Generation Analysis - Rezoning Request for 5950 Hugh Howell Road

Dear Ms. Martin:

Traffic Solutions has been selected by Kota Properties, Inc. to provide services to conduct a trip generation analysis for an existing office building located at 5950 Hugh Howell Road in Stone Mountain, Georgia, as shown in Figure 1. The analysis as requested by the City of Tucker Department of Planning and Zoning is part of the rezoning application process.

The office building is approximately 4,660 square feet and consists of three business offices. Currently, the building is zoned NS - Neighborhood Shopping. We are requesting that the building zoning be revised to C-1 Local Commercial.

ITE Trip Generation 11 was used to analyze the land use and the number of estimated trips that will be generated on a daily basis as well as during the weekday AM and PM peak hours. In addition to the number of trips, the analysis also indicates the distribution of trips entering and exiting the site. A summary of the trips is shown in Table 1 - Trip Generation.

Table 1 - Trip Generation

Land Use	Code	Intensity	Daily	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Distribution			100%	82%	18%	100%	34%	66%	100%
Small Office Bldg	712	4,660 sf	67	7	1	8	3	7	10
Total			67	7	1	8	3	7	10

This information demonstrates our commitment to ensuring the rezoning aligns with community planning and traffic management standards.

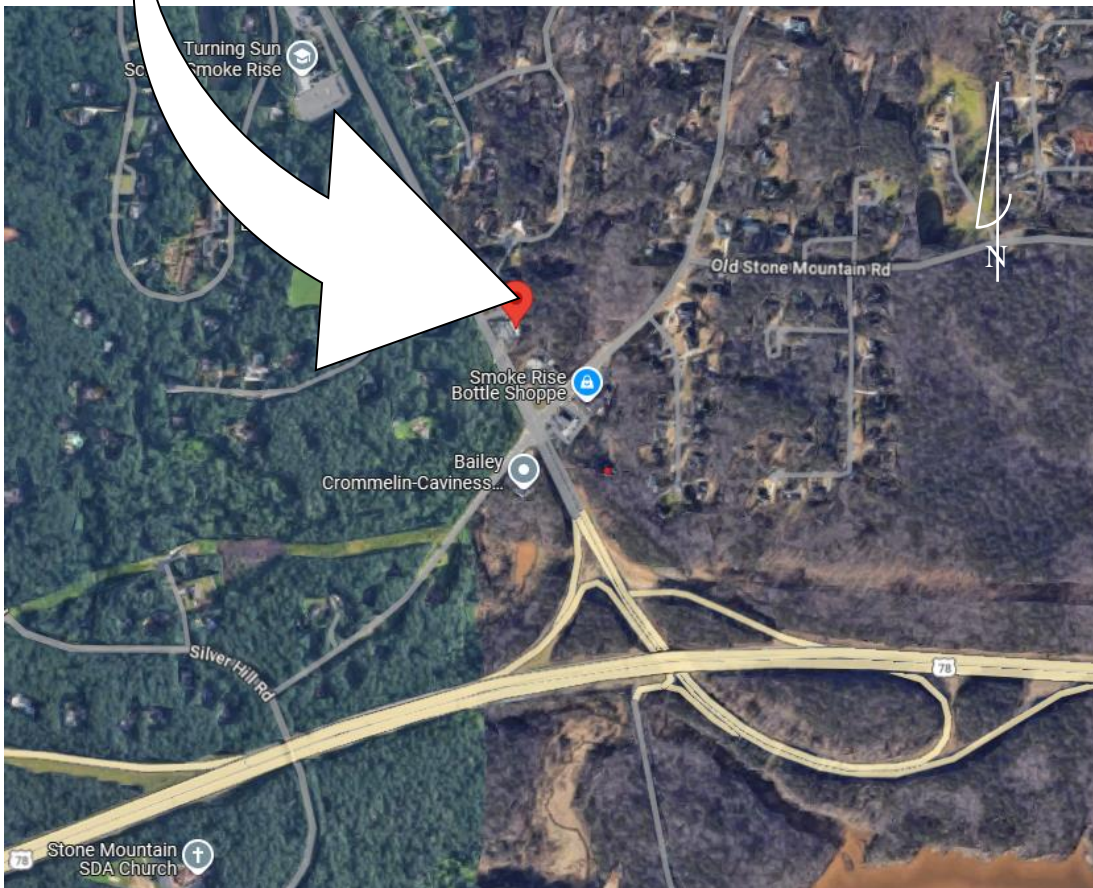
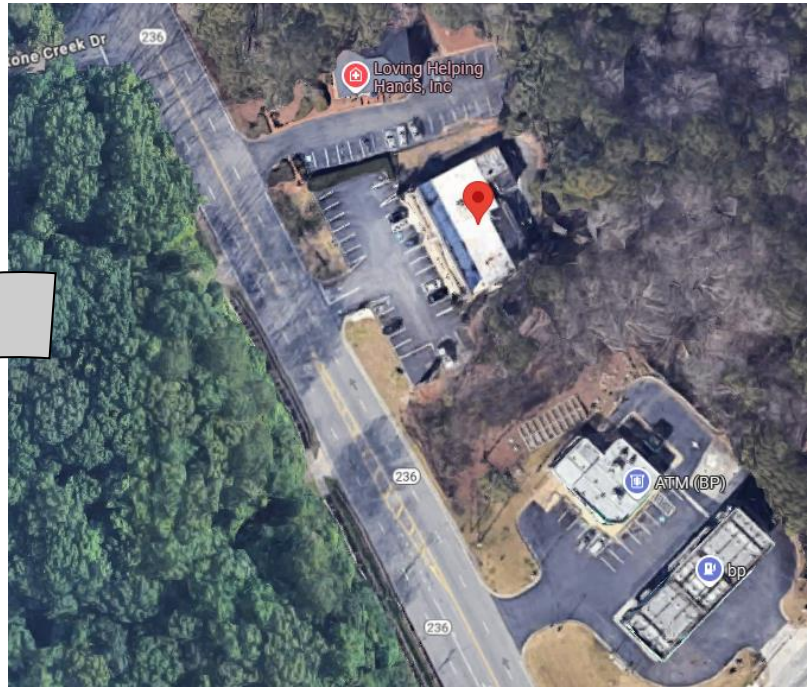
The supporting documentation is attached. Please let us know if anything more is required.

Attached: Trip Generation analysis reports  
RZ-24-0005

**RECEIVED**  
By Planning & Zoning at 4:03 pm, Oct 21, 2024



Figure 1. Site Map



# Small Office Building (712)

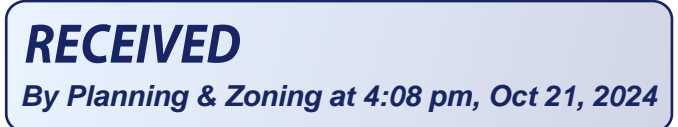
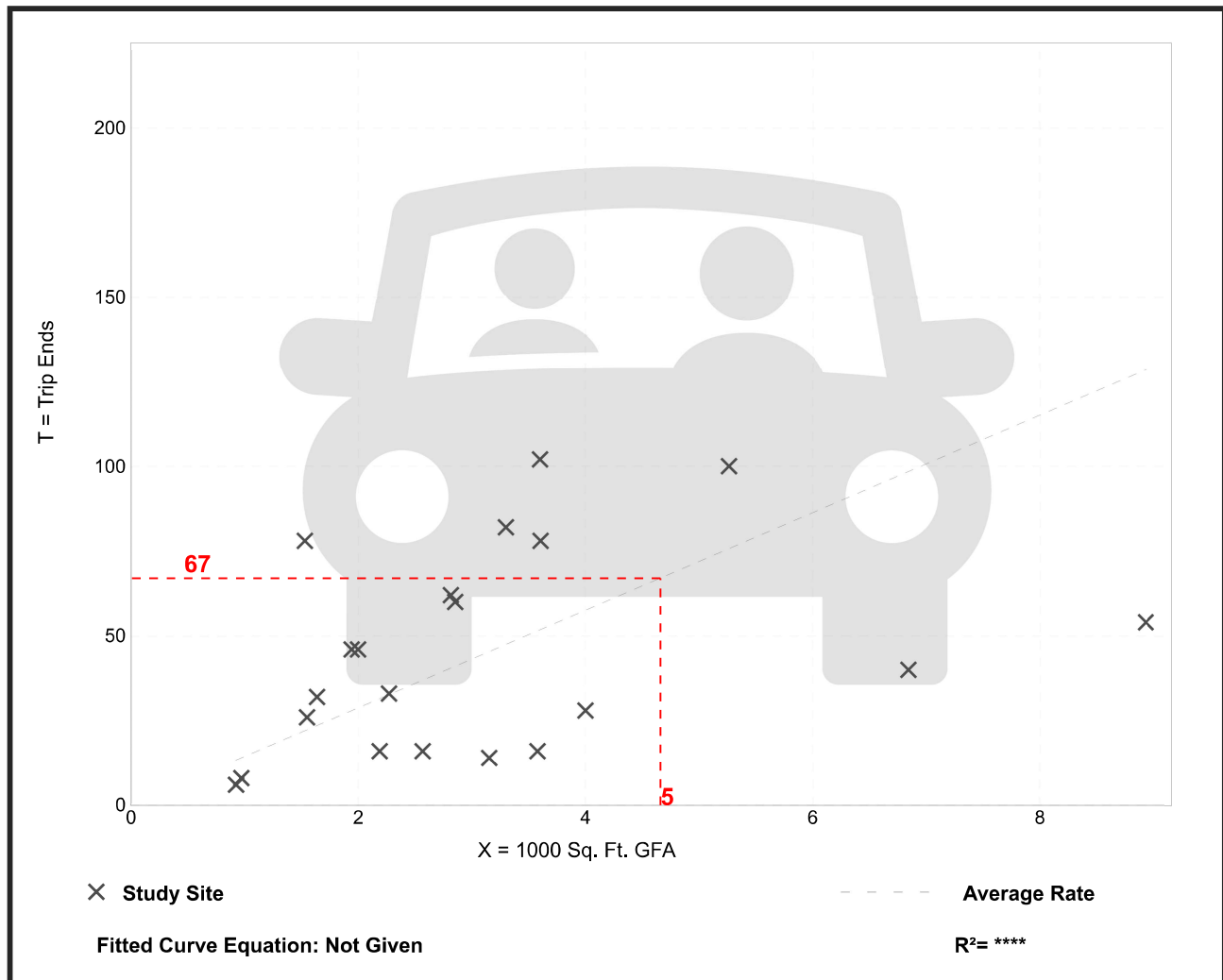
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 21  
Avg. 1000 Sq. Ft. GFA: 3  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

## Data Plot and Equation



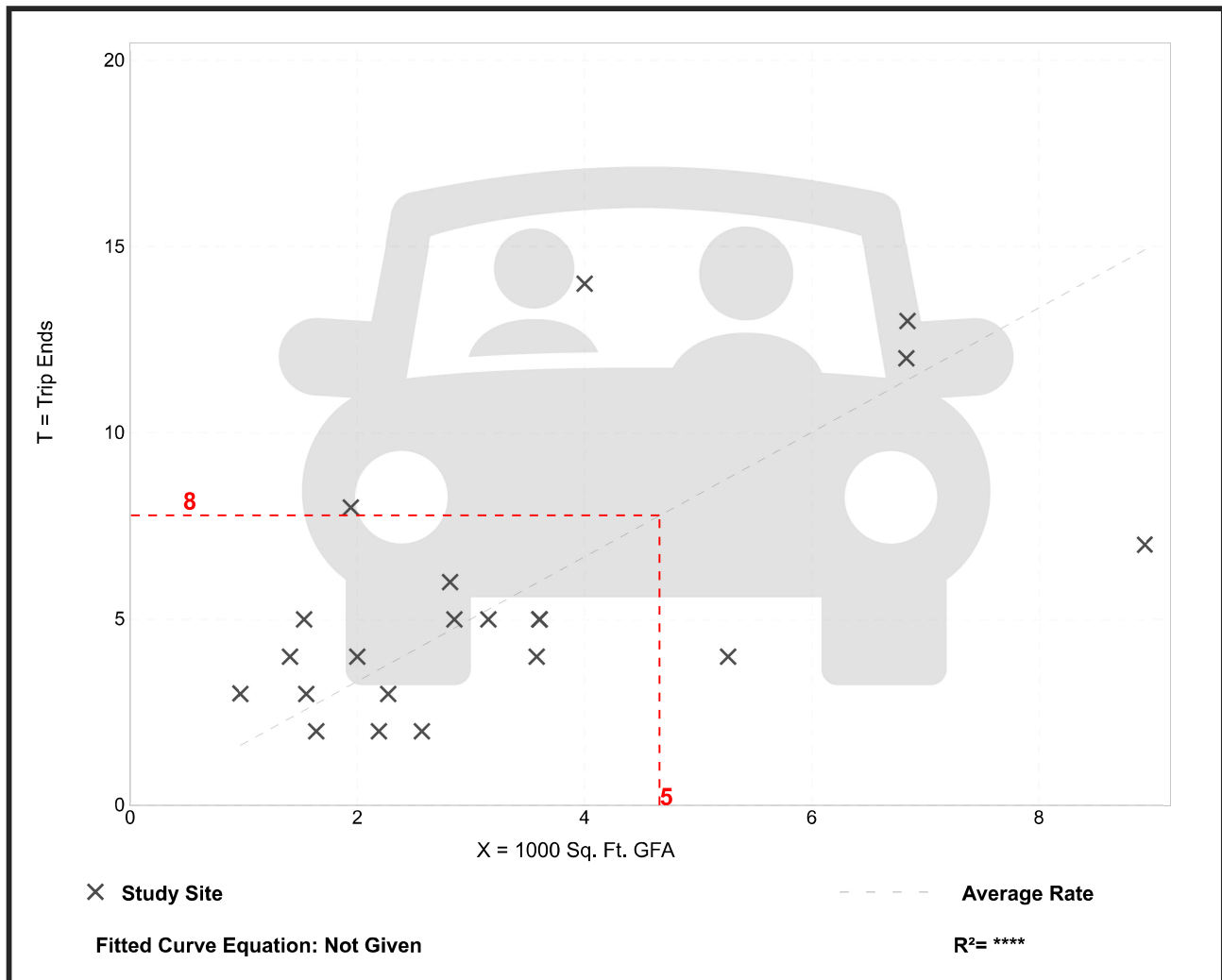
# Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.  
Setting/Location: General Urban/Suburban  
Number of Studies: 21  
Avg. 1000 Sq. Ft. GFA: 3  
Directional Distribution: 82% entering, 18% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.67	0.76 - 4.12	0.88

## Data Plot and Equation



# Small Office Building (712)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 21  
 Avg. 1000 Sq. Ft. GFA: 3  
 Directional Distribution: 34% entering, 66% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

## Data Plot and Equation

